

Mr. Gary Jones, Acting Director  
Department of Beaches & Harbors  
Design Control Board  
13837 Fiji Way,  
Marina del Rey, CA 90292  
ATTN: Planning

**Date:** 2/19/14

**Re:** Design Control Board – Channel Loft Exterior Improvement & Fire Pit Submittal for Esprit Marina del Rey **Parcel 12**

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Dear Mr. Jones:

The purpose of this letter is to request Design Control Board (the "DCB") approval of an exterior improvement permit for the Esprit Marina del Rey community at Parcel 12 on Marquesas Way ("Esprit"). The Request is the addition of low profile planters to serve as delineators outside of the residential loft units located on the main channel to separate the tenant's private area and the public promenade. The planters do not require permanent attachment to the promenade deck. Our Request also includes the addition of three fire pits: one located in the poolside lounge and two at our courtyard spas.

**Description of Request**

**Exhibit B – Loft Planters**

**PROMENADE RECTANGULAR PLANTERS WITH GATES**

LEED Planters with 3/4" x 6" 100% Recycled Plastic Lumber Planks (3 Planks High with 3.5" Reveal, Color: Ipe Brown), Marine-anodized aluminum legs, aluminum liner support frame, stainless steel fasteners, HDPE non-scuff feet.

Tapered planter liners are either:

Rotomolded from 100% post-industrial recycled LLDPE with one 3/4" FPT drain hole.

OR

Thermoformed from >60% post-industrial recycled High-Impact Polystyrene with no preinstalled drains. Installer may drill holes for drainage as required. Includes 1 drain filter pack per liner.

**Planters A1 & 2** (at ends) - Individual Planters (Dim: 62.5" L x 18.5" W x 21.5" H) with thermoplastic liner 60" L x 16" W x 16" D  
2 qty.

**Planters B1 - B12** (on angle) - Individual Planters (Dim 42" L x 18.5" W x 21.5" H) with rotomolded liner 39.5" L x 15.5" W x 14" D  
12 qty.

**Planters C1 & C2** - 3-section Planters (Dim: 126" L x 18.5" W x 21.5" H) with 3 rotomolded liner  
39.5" L x 15.5" W x 14" D  
2 qty.

**Planters D1-D4** - 4-section Planters (Dim: 224" L x 18.5" W x 21.5" H) with 4 thermoplastic liner  
54"  
L x 16" W x 16" D  
4 qty.

**Planters E1-E4** - 4-section Planters (Dim: 180" L x 18.5" W x 21.5" H) with 4 thermoplastic liner  
42"  
L x 16" W x 16" D  
4 qty.

**Planters F1-F4** - 4-section Planters (Dim: 163" L x 18.5" W x 21.5" H) with 4 rotomolded liners  
39.5"  
L x 15.5" W x 14" D  
4 qty.

**LEED Gate** joining two planters (OA Dim: 42.75" L x 31.5" H. with 36" open space)  
Gate to open in towards building, right-hand opening from latch side, gate mounted towards  
side of planter away from building to minimize swing length.  
6 qty.

#### **CENTER OF PROMENADE**

**WILSHIRE Round Planter** - Dim: 30" Dia X 27" H, Wt. 30 #, Vol: 11 Cu Ft  
T-0 Finish - Color: Shark or Shadow  
3 qty.

#### **Exhibit C – Fire Pits**

**Pool Fire Pit** – Cylindrical Fire Table: Includes AWEIS Ignition Fire Effects Hardware  
for Natural Gas.

76" dia x 16 h x 14" rim  
1 qty.

#### **Specs:**

Table "Body" is cast in a 5,500 psi customized concrete mix

Cylindrical Table includes the following:

1. All Weather Electronic Ignition Hardware (AWEIS) for Natural Gas
2. Stainless Steel Natural Gas 24" Burner with Manual Valve (gas adjustment and emergency shut-off)
3. Stainless Steel Fire Pan and Natural Gas Flex Hose - 5/8" o.d. by 24" length
4. One set Chrome Valve Escutcheon and Key (for manual shut off valve)
5. Various Natural Gas Hardware for all "in table" connections
6. Fire Rated Lava "Ash" by Rasmussen Gas Logs Company
7. Integral Concrete Color

8. Ipe Wood Fire Pit Cover with Chrome Marine Pulls: "Slat" style

**Spa Courtyard Fire Pit(s) – Spa Fire Table:** Includes AWEIS Ignition Fire Effects Hardware for Natural Gas.

27" x 51" x 16" tall

2 qty.

**Specs:**

Table "Body" is cast in a 5,500 psi customized concrete

Spa Fire Tables include the following:

1. All Weather Electronic Ignition Hardware (AWEIS) for Natural Gas
2. Stainless Steel Natural Gas 24" Burner with Manual Valve (gas adjustment and emergency shut-off)
3. Stainless Steel Fire Pan and Natural Gas Flex Hose - 5/8' o.d. by 24" length
4. One set Chrome Valve Escutcheon and Key (for manual shut off valve)
5. Various Natural Gas Hardware for all "in table" connections
6. Fire Rated Lava "Ash" by Rasmussen Gas Logs Company
7. Integral Concrete Color: Brilliant White
8. Other: 3/8" Tempered Glass Partician with Metal Corner Cleats

**Exhibit C.5**

**All Weather Auto Ignition System**

**Specs:**

1. Type: Flame Control System
2. Fuel Type: Natural Gas | Propane
3. Width/Diameter: 1.375"
4. Depth: 4.375"
5. Height: 4.375"
6. Ignition: IPI - Intermittent Spark Ignition
7. Heat Output: 290,000 BTUs
8. Unique Feature: Use with fire bowls, fire pits or toughs

**Estimated Project Cost and Fees**

The estimated cost of production and installation is \$73,204.45. Accordingly, per the DCB Submittal and Presentation Procedures, the fee for the Request is \$356.41 ( $\$350 + .002 \times \$3204.45$  – the amount of estimated costs in excess of \$70,000).

**Discussion**

The Request maintains the required path for the fire lane on the public promenade. The selected structural and landscape materials are complimentary to the existing architecture. The Request will increase privacy thus improve the rentability of the residential loft units.

It is our hope that the DCB will consider this Request at their meeting February 2014. On behalf of the Esprit team, we thank you and the staff at the Department of Beaches & Harbors for consideration of

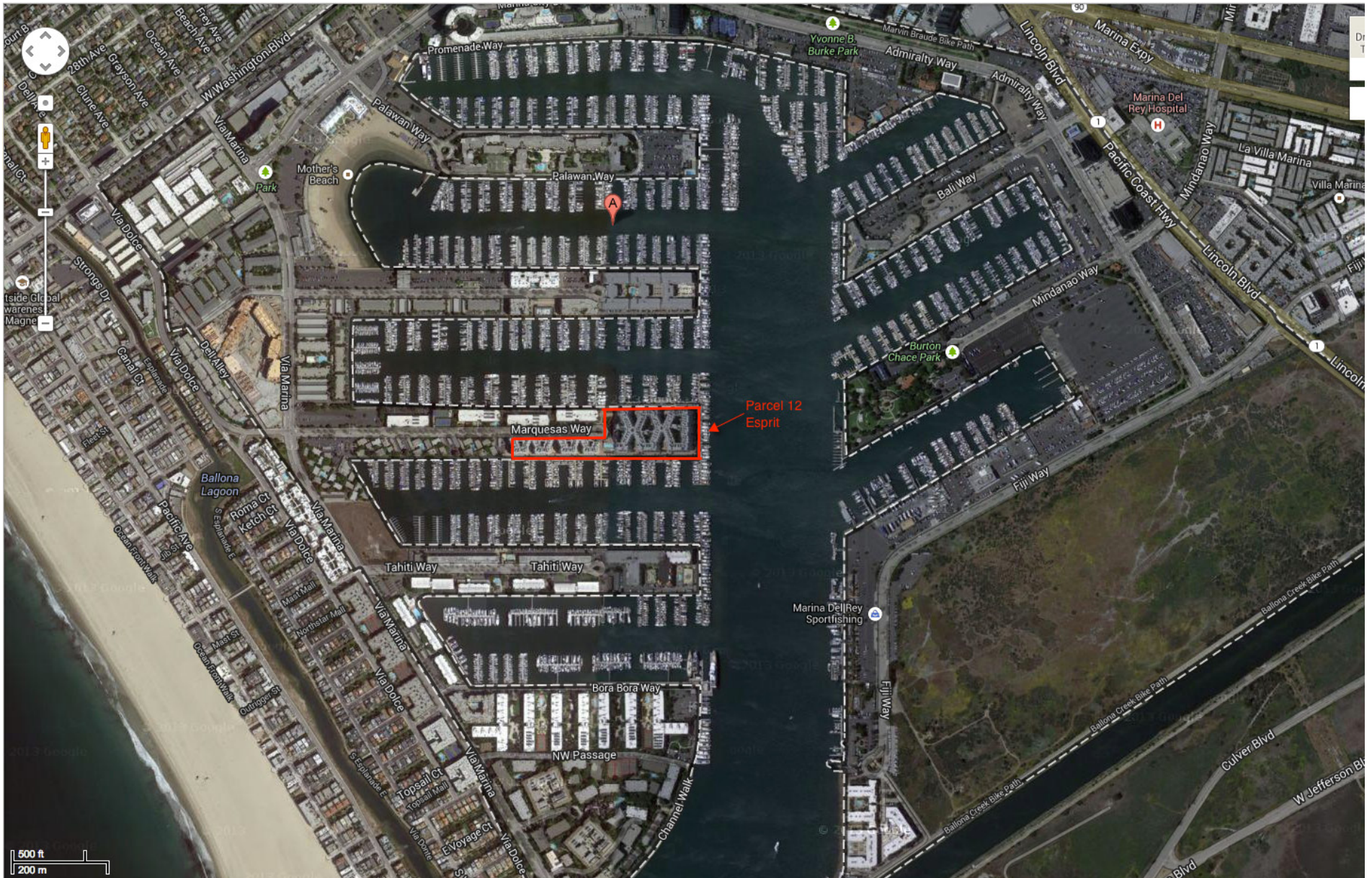
this Request. Please do not hesitate to call or email if you have any questions or require additional information.

Regards,

A handwritten signature in blue ink, appearing to read "Shem Streeter", with a stylized flourish at the end.

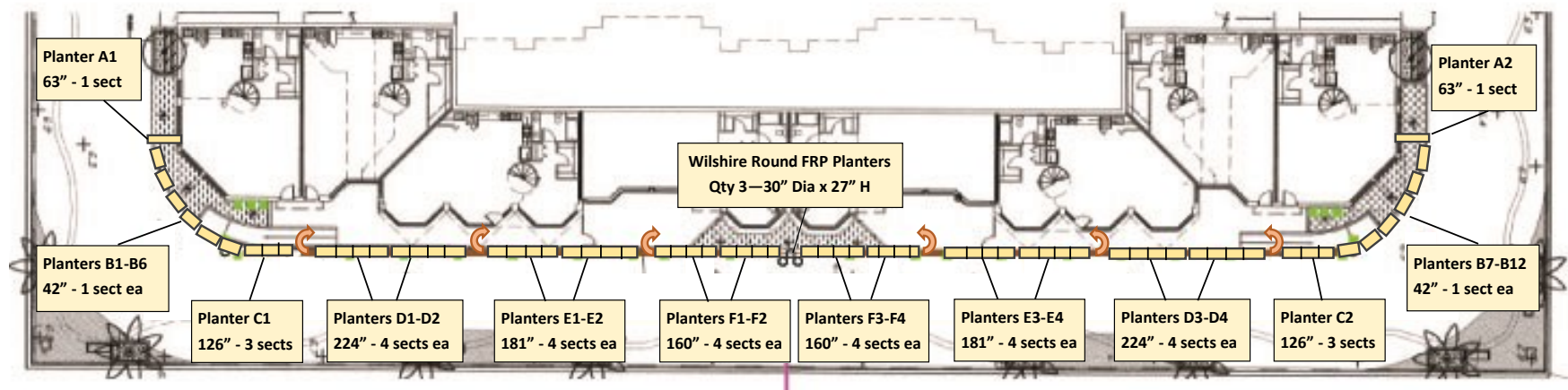
Shem Streeter  
Kennedy Wilson Multifamily  
Gateway KW – Esprit I Owner, LLC











Above: Structural view of a multi-section planter.



Top: Part of an 800 LF installation on a New York roof terrace in Ipe Brown recycled plastic lumber.

Location Map/Structural View  
Exhibit B.1



Plank Material: 100% Recycled Plastic Lumber Planks

Plank Color: Ipe Brown

Frame Material: Marine-Anodized Legs, Aluminum Liner Support Frame, Stainless Steel

Fasteners, HDPE non-scuff feet.

Planter Rendering

**Exhibit B.2**





AGAVE 'Blue Flame'



AGAVE mediopicta White



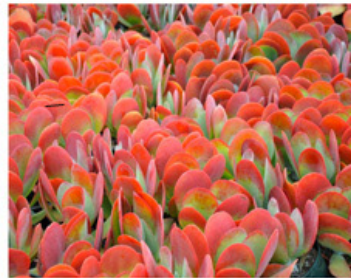
ECHEVERIA 'perl van numberg'



PACHEVERIA glauca



SEMPERVIVUM calcareum



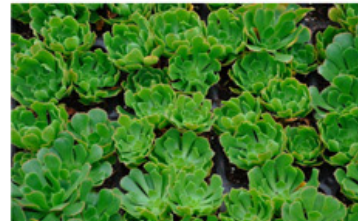
KALANCHOE luciae 'flapjack plant'



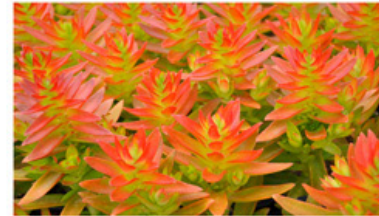
AEONIUM sunburst



Deschampsia cespitosa "Tufted hair grass"

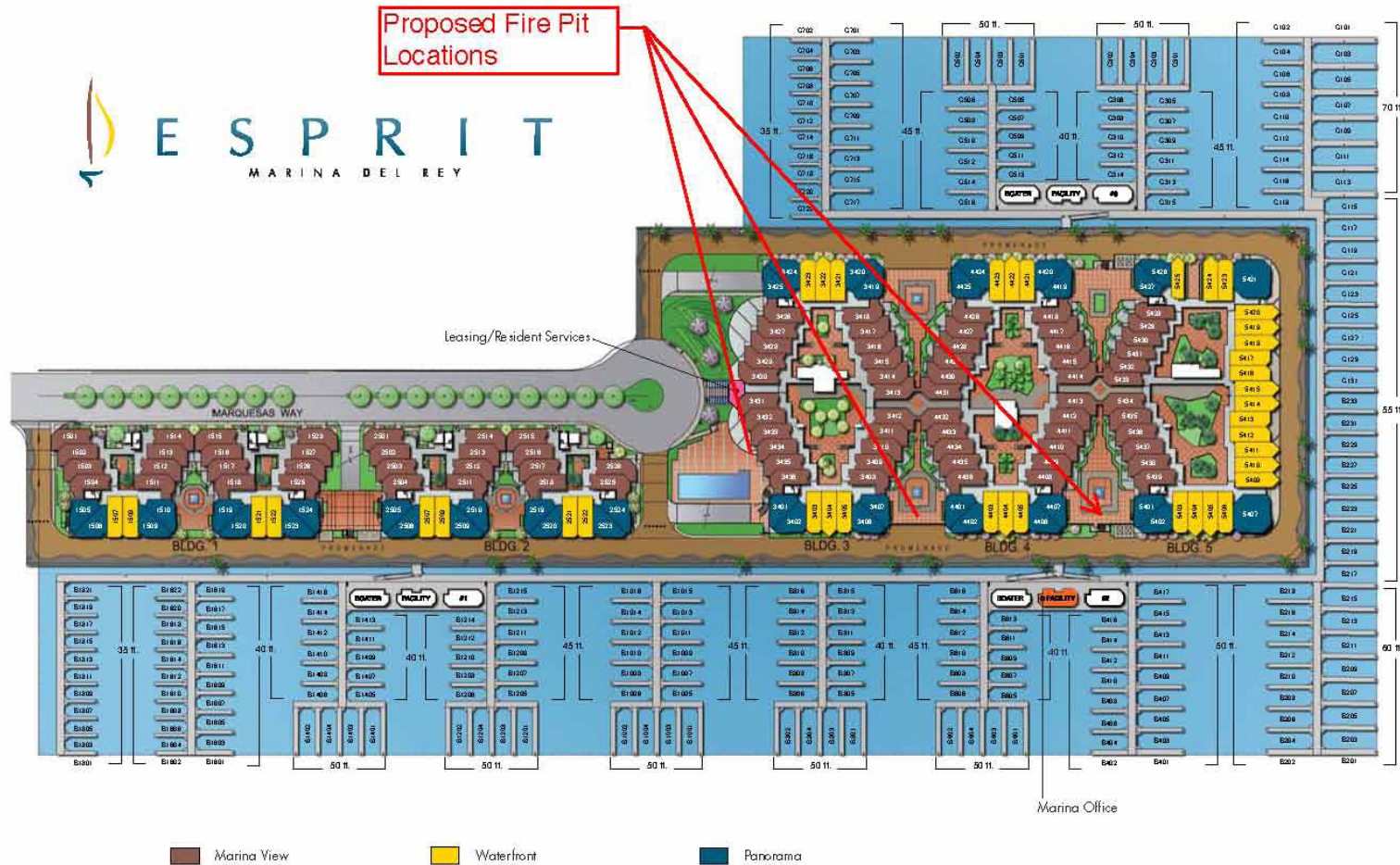


AEONIUM garnet 'Green'



CRASSULA capitella 'campfire'

# Site Plan

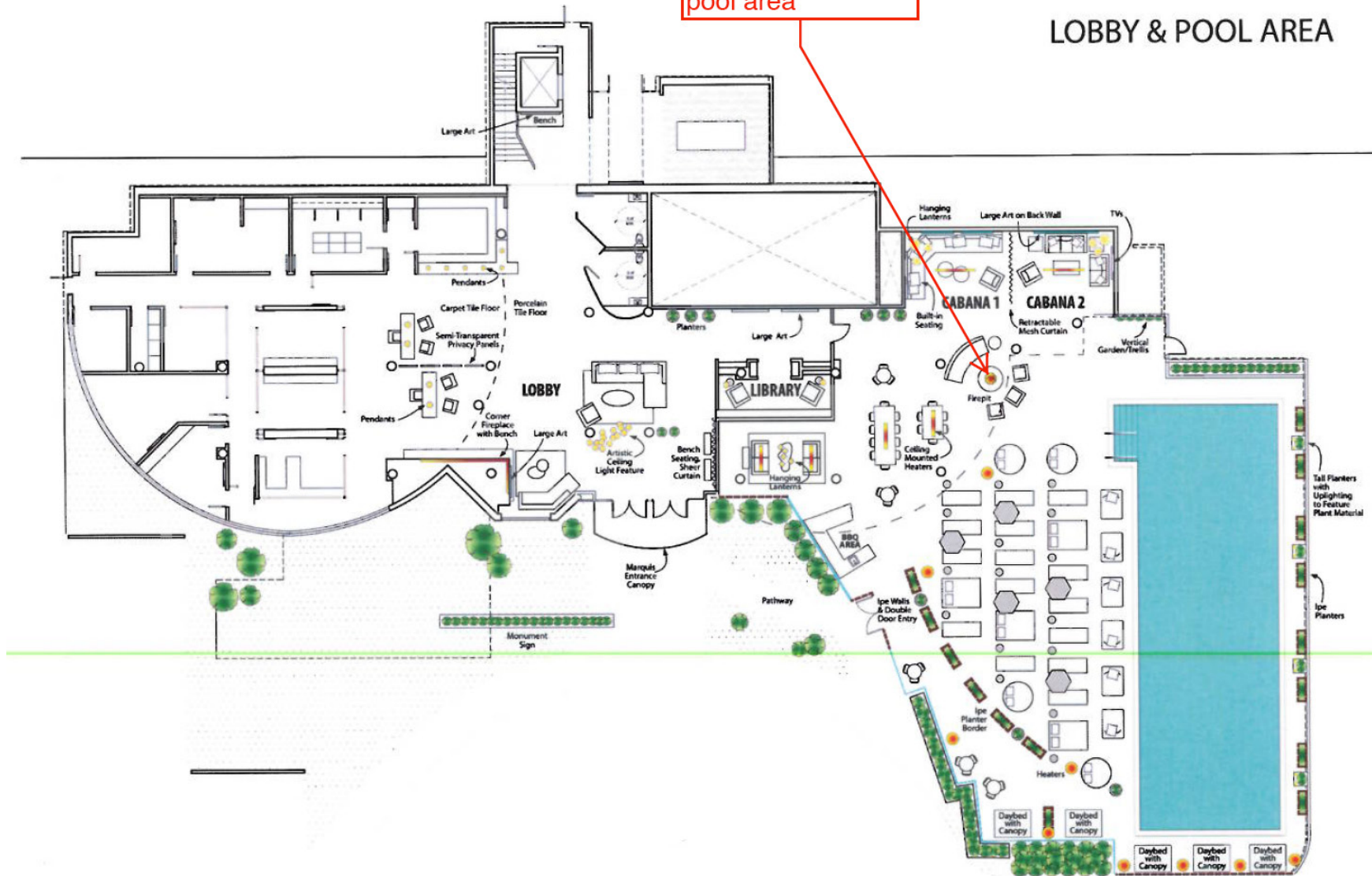


Fire Pit Locations  
Exhibit C



1 Fire Pit location -  
pool area

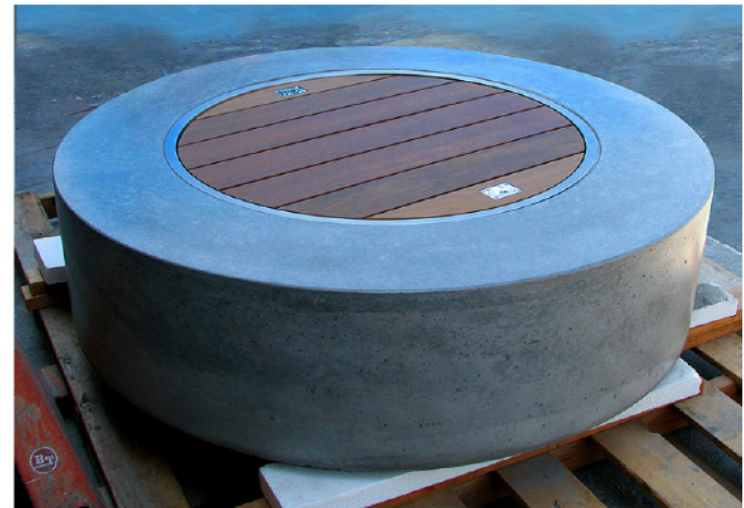
## LOBBY & POOL AREA



Pool Fire Pit  
Exhibit C.1



## Fire Pit

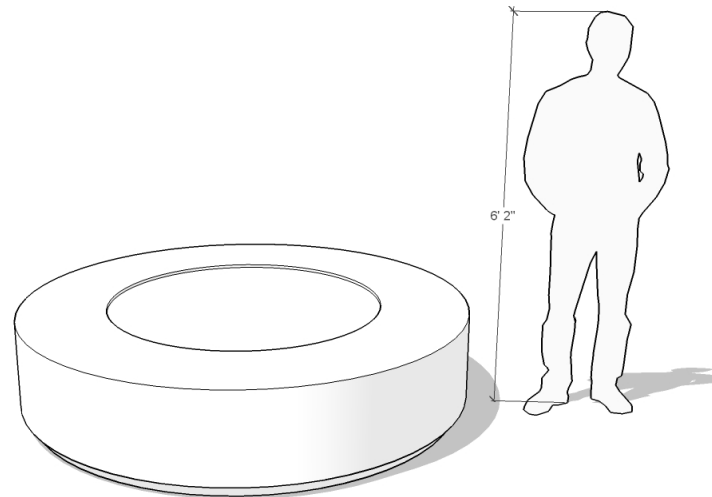


## Fire Pit Cover

**Product Description:** Ipe Wood Fire Pit Cover / Slat Design / Two Chrome Marine Flush Pulls

## Fire Pit

**PROJECT DRAWING**  
**Cylindrical Fire Table**  
**Dims:** 76" dia x 16" h x 14" rim



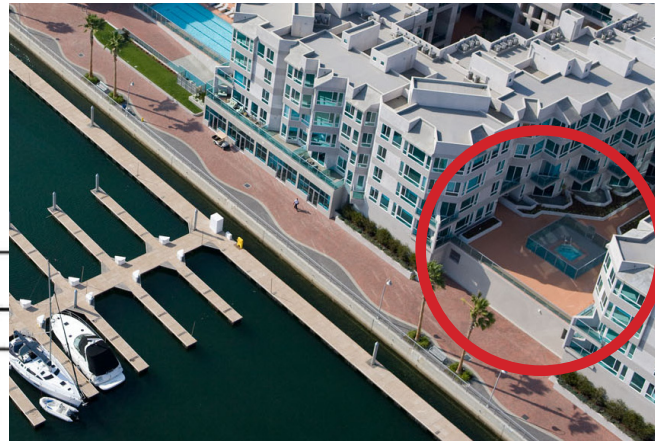
### NOTES:

1. Color consistency is affected by various factors, e.g. weather conditions, cement bases, pigment variations, and water contents.
2. Variations in the concrete surface such as subtle color shifts, crazing, and organic patterns are normal occurrences and enhance the aesthetic beauty of concrete.
3. We guarantee against unsound structural cracks. All other cracks are normal and are treated with slurry to fill.
4. All concrete forms are cast with welded rebar skeletons, and strengthened with additives and fiber. Surfaces are polished and sealed.

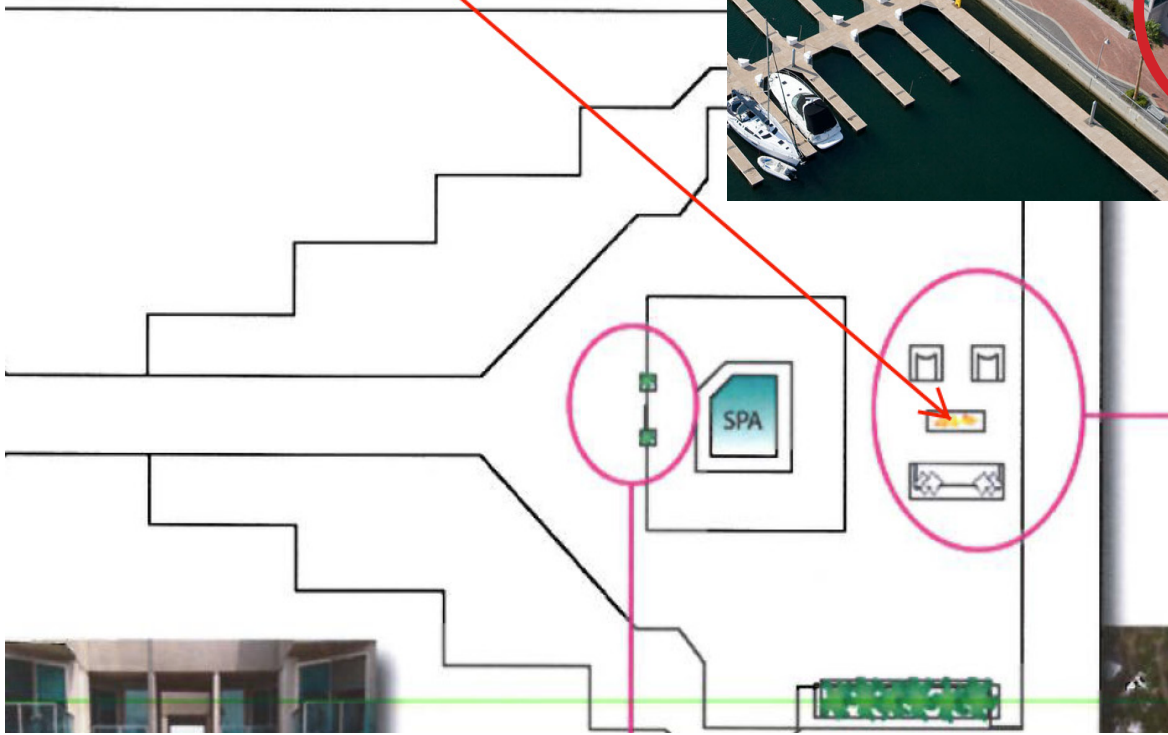
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Fire Pit - One of two spa areas

## FIREPITS



FIRE FEATURE  
IN LOUNGE AREA



SPA LOUNGE AREA

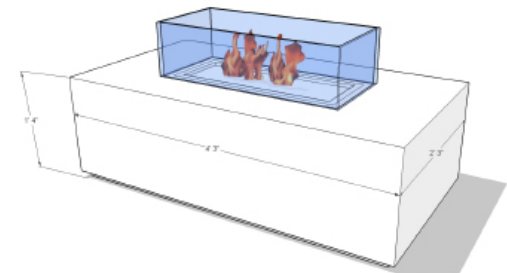
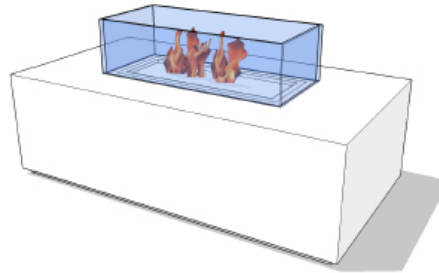


Spa Fire Pit Locations

Exhibit C.3



**PROJECT DRAWING**  
**Spa Fire Tables**  
**Dims: 27" x 51" x 16" tall**



**NOTES:**

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**PRODUCT DESCRIPTION:**

All Weather Auto Ignition System / Standard Capacity for Natural Gas

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**Features:**

- > Type: Flame Control System
- > Fuel Type: Natural Gas | Propane
- > Width/Diameter: 1.375"
- > Depth: 4.375"
- > Height: 4.375"
- > Ignition: IPI - Intermittent Spark Ignition
- > Heat Output: 290,000 BTUs
- > Unique Feature: Use with fire bowls, fire pits or toughs

